

P. O. Box 8
Simpsonville, S.C. 29681

MORTGAGE OF REAL ESTATE-Prepared by **ONE BRYNNE AND DAVID W. BILEY**, Attorneys at Law, Greenville, S. C.

BOOK 1409 PAGE 313

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
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DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

Alvis E.C. Talbert

(hereinafter referred to as Mortgagor) is well and truly indebted unto **BANKERS TRUST OF SOUTH CAROLINA**

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

-----FIVE THOUSAND AND NO/100 ----- Dollars (\$ 5,000.00) due and payable
in monthly installments of One Hundred Three and 80/100 (\$103.80) Dollars,
for a period of five (5) years, beginning October 1, 1977, payments to be
applied first to interest and then to principal,

with interest thereon from _____ date _____ at the rate of nine (9%) per centum per annum, to be paid: monthly

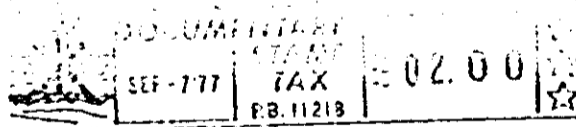
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of **Greenville**, being known as Lot No. 32 on a Plat of **Riegel Textile Corporation** recorded in Plat Book BB, at page 156 and 157, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint rear corners of Lots 31 and 32 and running thence S. 27-15 E. 92.6 feet to a point on the northern side of Lickville Road; thence with the Northern side of said road, S. 62-33 W. 76.7 feet to an iron pin; thence along the curve of the intersection of Lickville Road and Pelzer Road, N. 55-09 W. 43.5 feet to an iron pin; thence with the Eastern side of Pelzer Road, N. 24-49 W. 58.5 feet to an iron pin at the joint front corners of Lots 31 and 32; thence along the line of Lot 31, N. 65-11 E. 94.6 feet to the point of beginning.

Being the same property conveyed to the mortgagor by deed of S. S. Hill, dated October 8, 1965, recorded October 14, 1965, in the RMC Office for Greenville County in Deed Volume 784 at page 80.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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